

**FORMAT A**

To,

Date :25/12/2024

**MAHARERA,**

Housefin Bhava ,Plot No.21,  
E-Block ,Bandra Kurla Complex ,Bandra (E)Mumbai 400051

**LEGAL TITLE REPORT**

Sub: All that piece and parcel of the property bearings Survey No. 138 P Admeasuring area 01 Hectar 56.00 Aar + Potkharaba 00 Hectar 03.00 Aar Admeasuring area about 01 Hectar 59.00 Aar Accessed 05 Rupees 00 Paise Out Of Admeasuring area about 00 Hectar 12 Aar Accessed 00 Rupees 38 Paise AND Survey No. 138 P admeasuring area 01 Hectar 56.00 Aar + Potkharaba 00 Hectar 03.00 Aar total Admeasuring area about 01 Hectar 59.00 Aar Accessed 05 Rupees 00 Paise Out Of Admeasuring area about 01 Hectar 25.50 Aar Potkharaba 00 Hectar 03 Aar total Admeasuring area about 01 Hectar 28.50 Aar Accessed 04 Rupees 02 Paise Out Of Admeasuring area about 00 Hectar 30 Aar (Out of this 00 H. 09 Aar area is affected by road widening and remaining 00 H. 21 Aar area is in residential section), **Total Admeasuring area about 4200 sq mtr** ,Situating at village "Ravet", Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune.

(.....Hereinafter referred as the said plot/owner )

I have investigated the title of the said plot on the request of M/s .Stellar properties ,through its partner Mr. Shyam Hanumant wakadkar having its office at – Stellar Home Village Wakad ,Taluka Mulshi ,Dist .PUNE ,Maharashtra .

**1) Description of the property.**

**SCHEDULE OF THE PROPERTY**

(A)All that piece and parcel of the property bearings Survey No. 138 P Admeasuring area 01 Hectar 56.00 Aar + Potkharaba 00 Hectar 03.00 Aar Admeasuring area about 01 Hectar 59.00 Aar Accessed 05 Rupees 00 Paise Out Of **Admeasuring area about 1200 sq mtrs.** Accessed 00 Rupees 38 Paise, Situating at village "Ravet", Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune and is bounded as follow:

ON OR TOWARDS EAST : By Property bearing survey no. 136.

ON OR TOWARDS SOUTH:By Property bearing survey no. 137.

ON OR TOWARDS WEST: By 18 Mtrs D.P. Road

ON OR TOWARDS NORTH:By Property of Mr. Dattatraya Bhondave.

(B)All that piece and parcel of the property bearings Survey No. 138 Admeasuring area 01 Hector 56.00 Aar + Potkharaba 00 Hector 03.00 Aar total Admeasuring area about 01 Hector 59.00 Aar Accessed 05 Rupees 00 Paise Out Of Admeasuring area about 01 Hector 25.50 Aar + Potkharaba 00 Hector 03 Aar total Admeasuring area about 01 Hector 28.50 Aar Accessed 04 Rupees 02 Paise Out Of Admeasuring area about 3000 sq mtr .(Out of this 00 H. 09 Aar area is affected by road widening and remaining 00 H. 21 Aar area is in residential section) Situated at village "Ravet tal Haveli, Dist. Pune, within the limits of Pimpri Chinchwad municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune and is bounded as follow:

ON OR TOWARDS EAST: By Property bearing survey no. 136.

ON OR TOWARDS SOUTH: By Property of Mr. Tiwari

ON OR TOWARDS WEST: By 18 Mtrs D.P. Road

ON OR TOWARDS NORTH: By Property of Remaining Survey No. 136.

**2) The documents of allotment of plot.**

1. Copy of the 7/12 Extract.
2. Copy of the Mutation entries.
3. Copy of D.A & P.A And Sale Deeds.
4. Copies of the other relevant papers.
5. Whether the property is/are coming under the preview of Urban Land & Ceiling Act ? : No

6. Whether the property/s is/are owned by the person/s offering mortgage or on lease?:  
mentioned in the flow of title.

7. Whether the whole/part of the property/s being offered for mortgage is/are rented or  
leased out to any third party ? - Please Refer To Technical Report.

8. Whether the Property is subject to the claim of any minor person ?-No

9. Whether the Property is subject to land acquisition proceedings ?-Not Verified.

10. Description of the Search Receipt: Please refer to above.

11. Copy of the release deed . (land mortgaged to bank ).

**3) 7 /12 extracts dated 23/3/2024 and relevant mutation entry bearing no :**

**4) Search report for 30 years from 1936 till 2024.**

2/ - On perusal of the above-mentioned documents and all other relevant documents  
relating to title of the said property I am of the opinion that the title of M/s Stellar  
properties ,through its partner Shyam Hanumant wakadkar and Gangadhar Ramesh  
Bhalekar is clear, marketable and without any encumbrances, mentioned in the Annexure if  
any .

#### **Owners of the land**

(1) Mr . Khandu Namdeo Bhondve and Mr .Dattatraya Namdeo Bhondve grants the  
Development rights in respect of the property bearing Survey no . 138 P to the  
extent area admeasuring 00 H 30 R in favour of M/s .STELLAR PROPERTIES , through  
its partner Shyam Wakadkar by executing Development Ageement coupled with  
power of attorney . The report reflecting the flow of the title on the said land is  
enclosed herewith as annexure.

(2) Mr . Sanjay Suresh Tiwari and Pratibha Sanjay Tiwari grants the Development rights  
in respect of the property bearing Survey no . 138 P to the extent area admeasuring  
00 H 12 R in favour of M/s .STELLAR PROPERTIES , through its partner Shyam  
Wakadkar by executing Development Agreement coupled with power of attorney .

(3) It is explicitly recorded in the 7/12 extract that: (1) Mr. Khandu Namdeo Bhondve  
and Mr. Dattatraya Namdeo Bhondve are the rightful owners of the property, and

**VIDHI JAIN**

**ADVOCATE**

MOB – 8007433048

vidhijain@gmail.com

(2) Mr. Sanjay Suresh Tiwari and Mrs. Pratibha Sanjay Tiwari are also recorded as owners of the property, bearing Survey No. 138.

**(4) Legal Heirs of the property as per Development Agreement:**

It is further stated that, while the 7/12 extract records the ownership of the property bearing Survey No. 138 in the names of (1) Mr. Khandu Namdeo Bhondve and Mr. Dattatraya Namdeo Bhondve, there are also certain legal heirs of the said property whose names are not reflected in the 7/12 extract. However, as per the Development Agreement (DA), the rights over the property are with Mr. Khandu Namdeo Bhondve and Mr. Dattatraya Namdeo Bhondve, and the legal heirs as mentioned in the DA are as follows: Saraswati Khandu Bhondve, Sunil Khandu Bhondve, Swati Sunil Bhondve, Sneha Sunil Bhondve, Arjun Sunil Bhondve, Shantaram Khandu Bhondve, Sangita Shantaram Bhondve, Devki Shantaram Bhondve, Yograj Shantaram Bhondve, Ujwala Raju Botre, Nirmala Sanjay alias Tanaji Kadokhe, Mira Dattatraya Bhondve, Sachin Dattatraya Bhondve, Arti Sachin Bhondve, Avirat Sachin Bhondve, Arambh Sachin Bhondve, Vishal Dattatraya Bhondve, Punam Vishal Bhondve, Krushnal Vishal Bhondve, Adiraj Vishal Bhondve, and Pallavi Mukesh Medankar.

Encl.: Annexure

.Vidhi jain

Date: 25/12/2024



Advocate: Adv

(Stamp)

Housiey.com

Date: 25/12/2024

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**FLOW OF THE TITLE OF THE SAID LAND**

1. That the property bearing survey No. 138 P area admeasuring 03 acre 34 Gunthe + 00 Acre 03 Gunthe Potkharaba i.e. total area admeasuring 03 Acre 37 Gunthe was owned by one Ganesh Daji Karve. Accordingly the name of Ganesh Daji Karve was recorded in the record of 7/12 extract of the said property.
2. That the Mutation entry No.516 shows that Ganesh Daji Karve expired on 15/05/1936, leaving behind him Dhondo Daji Karve as his only heirs. Accordingly after the demise of Ganesh Daji Karve his name was deleted and name of his brother i.e. Dhondo Daji Karve as HUF Manager was recorded in the record of 7/12 extract of Survey No. 138.
3. That the Mutation Entry No. 740 shows that, as per Sec. 3A of Bombay Tenancy & Agricultural Act, name of Vithu Narayan and Gopala Narayan Bhondve, were recorded as protected tenants in the other rights column of 7/12 extract of survey No. 138.

4. That the Mutation entry No.884 shows that as per the order in Regular Civil Suit No.13/1946 and Darkhast No. 127/1948 the area was divided and rectified as under.

5. That the Accordingly Survey No. 138 was allotted in the name of Dhando Daji Karve to the extent of area admeasuring 03 Acre 34 Gunthe + 00 A 03 Gunthe Potkharaba i.e. total area admeasuring 03 Acre 37 Gunthe. Thus the name of Dhondo Daji karve was recorded in the record of 7/12 extract of survey No.138. The other Survey numbers mentioned in the said mutation entry are not related with the present search.

6. That the as per Mutation entry No.1127 Shows that Dhondo daji karve expired in the year 1960 leaving behind him following heirs namely:

- a) VASANT DHONDO KARVE: SON
- b) PARVATIBAI DHONDO KARVE: WIDOW
- c) MANGALA BALWANT OAK: DAUGHTER
- d) ASHA NARAYAN GOKHALE: DAUGHTER
- a) SUNITA MADHUKAR SOHANI: DAUGHTER

Accordingly after the demise of Dhondo Daji Karve his name was deleted and name of his son i.e. Vasant Dhondo Karve was recorded as karta in the record of 7/12 extract of Survey No. 138.

7. That the as per Mutation entry No.1146 showed that proceeding u/s 32-G of The Bombay Tenancy & Agricultural land Act, 1948 was initiated between Vithu Narayan Bhondve & Vasant Dhando Karve Before the 5th Agriculture land tribunal, Haveli, Pune. Accordingly Agriculture Land Tribunal, Maval, Pune had passed order in case No. ALT/58/62 on dated 16/03/1963. Accordingly name of owner i.e. Vasant Dhondo Karve and Charge of the amount was recorded in the record of other rights column of the 7/12 extract of said property & name of tenant i.e. Vithu Narayan Bhondve was recorded in the record of possessor column of the said property.

8. That the as per Mutation entry 1260 showas that as per the tagai from No.2 of Mamlatdar, Haveli charge of tagai was recorded in the name of Vithu Narayan Bhondve on the said properly and other properties in the other rights column of 7/12 extract.

9. That the as per Mutation entry No. 1375 is relating to Maharashtra Weights & Measurement Act. 1958 & Indian Coinage Act.1955.

10. That the as per Mutation entry No. 1413 shows Vithu Narayan Bhondve expired on 08/11/1970 leaving behind him following heirs namely:

- b) NAMDEO VITHU BHONDVE:SON
- a) GEETABAI BHAU KOKANE: DAUGHTER
- b) KRUSHNABAI RAMJI BHALEKAR: DAUGHTER

Accordingly after the demise of Vithu Narayan Bhondve his name was deleted and

name of his son i.e. Namdeo vithu bhondve was recorded as Karta in the record of 7/12 extract of Survey No. 138.

11. That the as per Mutation entry No.2266 shows that as per order of Tahsildar Loans taken by farmers before 12/01/1989 were waived off. Accordingly tagai remark was deleted from the other rights column of 7/12 extract of the said property.

12. That the as per Mutation entry No.2609 Shows that Namdeo Vithu Bhondve expired on 14/07/1991 leaving behind him following heirs namely:

1. KHANDU NAMDEO BHONDVE:SON
2. DATTATRAYA NAMDEO BHONDVE: SON
3. SAKHUBAI MARUTI KALOKHE :DAUGHTER
4. THAKUBAI NAMDEO BHONDVE:DAUGHTER
5. INDUBAI BABURAO WALHEKAR :DAUGHTER
6. NANDA DNYANESHWAR WAGHMARE : DAUGHTER
7. BAIDABAI SURESH PAWAR : DAUGHTER
8. RIVUBAI NAMDEO BHONDVE : DAUGHTER

Accordingly after the demise of Namdeo Vithu Bhondve his Name was deleted and names of his above mentioned heirs were recorded in the record 7/12 extract of Survey No. 138 and other ancestral properties but 7/12 extract shows that name of Rivubai Namdeo Bhondve is striked off with date showing 18/02/1994.

13. That the as per Mutation Entry No. 2871 Showed that Dattatraya Namdeo Bhondve had obtained loan from Bank Of India, dehu road. Accordingly name of bank Of india, dehu road was recorded in the other rights column of 7/12 extract of the said property.

14. That the as per Mutation Entry No. 4870 showed that as per the order of Tahsildar,

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Haveli, Pune vide No. TAHAJ/27/1999 dated 08/09/1999 royalty was levied on account of unauthorized use. Accordingly remark of royalty was recorded in the others rights column of 7/12 extract of the said property.

15. That the as per Mutation Entry No. 4871 showed that as per the order of Tahsildar, Haveli, Pune vide No. TAHAJ/35/1999 dated 08/09/1999 royalty was levied on account of unauthorized use. Accordingly remark of royalty was recorded in the other rights column of 7/12 of the said property.

16. That the as per Mutation entry No. 5299 showed that Sakhubai Maruti Kalokhe, indubai Baburao Walheker, Nanda Dnyaneshwar Waghmare and baidabai Suresh Pawar had released / relinquished their right, title & interest in respect of the said property and other properties in favour of Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve By registered Release Haveli No.05 noted as serial No. 8714/2000 on 13/10/2000.the Accordingly as per the said Release Deed Names of Khbandu Namdeo Bhandve and Dattatraya Namdeo Bhondve were retained in the record of 7/12 extract of the property and names of Sakhubai Maruti Kalokhe, Indubai baburao Walhekar, Nanda Dnyashwer Waghmare and Baidabai Suresh Pawar were deleted from the 7/12 extract of the said properties and other properties.

17. That the as per Mutation Entry No. 6075 shows that Dattatraya Namdeo Bhondve had Obtained loan from Vikas Society, kiwale, Ravet Accordingly name of Vikas Society, Kiwale Ravet was recorded in the other rights Column of 7/12 extract of the said property.

18. That the as per Mutation Entry No. 6076 shows that Thakubai Namdeo Bhondve had Obtained loan from Vikas Society, Kiwale, Ravet was recorded in the Other rights

column of 7/12 Extract of the said property.

19. That the as per Mutation Entry No. 6077 shows that Khandu Namdeo Bhondve had obtained Loan from Vikas Society, Kiwale, Ravet. Accordingly name of Vikas the said propee, Ravet was recorded in the ocher rightes columnn of 7/12 extraan eA the said property.

20. That the as per Mutation Entry No. 6581 shows that Khandu Namdeo Bhondve had Obtained loan from Vikas Society, Kiwale, Ravet. Accordingly name of Vikas Society, Kiwale, Ravet was recorded in the other rights column of 7/12 ectract of the said property.

21. That the as per Mutation Entry No. 6582 Showas that Dattatraya Namdeo Bhondve had obtained loan from Vikas society, Kiwale, Ravet. Accordingly name of Vikas Society, Kiwale, Ravet was recorded in the other rights column of 7/12 extract of the said property.

22. That the as per Mutation Entry No: 6583 shows that Thakubai Namdeo Bhondve had obtained loan from Vikas Society, Kiwale, Ravet. Accordingly Name of Vikas Society, Kiwale , ravet was recorded in the other rights column of 7/12 extract of the said property.

23. That the as per Mutation Entry No. 7521 shows that Thakubai Namdeo Bhondve had released / Relinquished her right, title and interest in respect of the said property and other properties in favour of Khandu Namdeo Bhondve and Dattatrya Namdev Bhondve by Registered Release deed. The said Release deed was registered in the office of sub registrar Haveli Number 17 Noted at Serial number 11034/2008 on 21/10/2008. Accordingly as per said Release deed names of Khandu Namdeo

Bhondve and Dattatrya Namdeo Bhondve were retained in the record of 7/12 extract of the said property and name of Thakubai Namdeo bhondve was deleted from the 7/12 extract of the said property and the other property.

24. That the as per Mutation Entry No. 8347 shows that, a proceeding was filed with the Tahsildar, Haveli, pune wide No. Tenancy/SR/14/12. Accordingly as per the order of Tahsildar the name of Vasant Dhondo Karve as ordinary tenant was deleted from the other rights column of 7/12 extract of the said property.

25. That as per the letter of Tahsildar bearing No.JA/KRA/ABI/SR/4805/2023 on dated 10/06/2023, the said order is not available with the revenue authorities.

26. That the as per Mutation Entry No. 8359 Shows that Thakubai Namdeo Bhondve had repaid loan taken from Vikas Society ,Kiwale, Ravet. Accordingly name of Vikas Society, Kiwale, Ravet was deleted from the other rights column of 7/12 extract of the said property.

27. That the as per Mutation Entry No. 8360 shows that Khandu Namdeo Bhondve had repaid loan taken from Vikas Society ,Kiwale, Ravet. Accordingly name of Vikas Society, Kiwale, Ravet was deleted from the other rights column of 7/12 extract of the said property.

28. That the as per Mutation Entry No. 8361 shows that Dattatrya Namdeo bhondve had repaid loan taken from Vikas Society ,Kiwale, Ravet. Accordingly name of Vikas Society, Kiwale, Ravet was deleted from the other rights column of 7/12 extract of the said property.

29. That the Its is seen that Khandu Namdeo bhondve, Dattatrya Namdeo Bhondve and there family members had granted Development Rights in respect of the property bearing survey No. 138 to the extent area admeasuring 00 H 35.90 R in Favour of M/s. Avirat Bhondve ventures through its Partners Sachin Avinash Bhalerao and others by executing Agreement to sale and development Agreement coupled power of attorney. The said agreement to sale and development agreement coupled with power of Attorney were Registered in the office of Sub Registrar Haveli No. 17 Noted at serial No. 3267/2013 and 3268/2013 on 25/03/2013 respectively.

30. That the as per Mutation Entry No. 9125 shows that, Khandu Namdeo Bhondve through his Power of Attorney holder M/s. Avirat Bhondve Ventures through its partners Sachin Avinash Bhalero had granted possession of area admeasuring 675 sq. mtrs., from Survey No. 138 to PCMC by executing Possession Deed. The said Possession Deed was registered in the office of Sub Registrar Haveli no. 24 noted serial no. 470/2015 dated 23/01/2015. Accordingly the name of PCMC was recorded in the record of 7/12 extract to the extent of area admeasuring 675 sq.mtrs., and the said area was deducted from the property of Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve. Therefore area admeasuring 149.25 R remained with Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve.

31. That the as per Mutation Entry No. 9177 shows that Sanjay Suresh Tiwari and Pratibha Sunjay Tiwari had purchased land out of Survey No. 138 for an area admeasuring 1200 sq. mtrs., i.e. 00 H 12 R from Khandu Namdeo Bhondve, Saraswati Khandu Bhondve, Sunil Khandu Bhondve, Shantaram Khandu Bhondve, Ujwala Raju Botre, Nirmala Tanaji Kalokhe alias Nirmala Namdeo Bhondve, Dattatraya Namdeo Bhondve, Mirabai Dattatraya Bhondve, Sachin Dattatraya Bhondve, Vishal Dattatraya Bhondve and Pallavi Mukesh Medhankar by registered

Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 2120/2015 on 11/03/2015. Thus Sanjay Suresh Tiwari and Pratibha Sanjay Tiwari became owners of the said property to the extent of area admeasuring 1200 sq.mtrs. Accordingly the names of Sanjay Suresh Tiwari and Pratibha Sanjay Tiwari were recorded in the 7/12 extract of the said property to the extent of area admeasuring 1200 sq. mtrs.

32. That The M/s. Success Engineers through its Partners 1. Mr. Suresh Tarakant Tiwari, 2. Mr. Sanjay Suresh Tiwari, 3. Mr. Chandrashekhar Suresh Tiwari, 4. Brijkishori Suresh Tiwari, 5. Mamta Anil Pandey & Consenting Party Mr. Sanjay Suresh Tiwari & Mrs. Pratibha Sanjay Tiwari has taken the loan amount of Rs. 10,34,65,000/- from the Punjab National Bank, Branch Bhosari Industrial Estate Pune by way of Mortgage Deed which is duly registered in the office of the Sub - Registrar Haveli No. 17, vide document serial No. 4965/2016 dated 03/08/2016.

33. That The M/s. Success Engineers through its Partners 1. Mr. Sanjay Suresh Tiwari, 2. Brijkishori Suresh Tiwari, 3. Mamta Anil Pandey & Consenting Party Mr. Sanjay Suresh Tiwari & Mrs. Pratibha Sanjay Tiwari has taken additional the loan amount of Rs. 50,00,000/- from the Punjab National Bank, Branch Bhosari Industrial estate Pune by way of Further Charge which is duly registered in the office of the Sub - Registrar Haveli No. 26, vide document serial No. 9725/2020 dated 06/10/2020.

34. That the as per Mutation Entry No. 9590 shows that, Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve had granted possession of area admeasuring 00 H 11.75 R i.e.1175.00 sq. mtrs., from Survey No.138 to PCMC by executing Possession Deed. The said Possession Deed was registered in the office of Sub Registrar Haveli No. 05 noted at serial 8101/2016 dated 03/10/2016. Accordingly the name of PCMC

was recorded in the record of 7/12 extract to the extent of area admeasuring 00 H 11.75 R and the said area was deducted from the property of Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve. Therefore area admeasuring 125.50 R remained with Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve.

35. That the as per Mutation Entry No.9640 relates to rectification of computerized 7/12 extract.

36. That the Pimpri Chinchwad Municipal Corporation has issued the Zone certificate of the said S.No. 138 stating that the said property comes under the Residential Zone, and some portion is reserved for 4/87 Accordingly Primary School. & proposed road widening 18.00 Mtrs. bearing No. NARVI / KAVI / ZODA / 04 / 59 / 2023 dated 28/04/2023.

37. That the Mr. Khandu Namdeo Bhondve and others had granted Development rights in respect of the property bearing Survey No. 138 to the extent area admeasuring 00 H 30 R in favour of M/s. STELLAR PROPERTIES, through its partner Shyam Wakadkar by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 20566/2023 and 20568/2023 respectively on 15/09/2023.

38. That The 1. Mrs. Pratibha Sanjay Tiwari, 2. M/s. Success Engineers through SNS GAJANN Partners Mr. Sanjay Suresh Tiwari, 3. Mr. Sanjay Suresh Tiwari has taken the amount of Rs. 30000000/- by way of Mortgage Deed which is duly registered in the office of the Sub - Registrar Haveli No. 17, vide document serial No. 18196/2023 dated 16/09/2023.

39. In pursuance of the said mortgages , the Punjab National Bank, had advanced the mortgage loan of Rs .13,84,65,000/- against the land . As the M/s. Success Engineers through its Partners 1. Mr. Sanjay Suresh Tiwari, 2.Mrs. Pratibha Sanjay Tiwari had repaid loan taken from the Punjab National Bank, Branch Bhosari Industrial estate Pune on dtd. 19/12/2024 the said release deed registered in the Sub Registrar office Haveli no 11, vide document serial No. 22313/2024.Accordingly name of Punjab National Bank, Branch Bhosari was deleted from the other rights column of 7/12 extract of the said property.

40. That the Mr. Sanjay Suresh Tiwari and Pratibha Sanjay Tiwari had granted Development rights in respect of the property bearing Survey No. 138 for an area admeasuring 1200 sq. mtrs., i.e. 00 H 12 R in favour of M/s. STELLAR PROPERTIES, through its partner Shyam Wakadkar by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 25 noted at Serial No. 27165/2023 and 27166/2023 respectively on 27/12/2023.

41. A supplementary deed was executed on 10/12/2024, registered in the office of Sub Registrar Haveli No. 14 under Serial No. 27241/2024, wherein Stellar Properties has provided a monetary consideration to Mr. Sanjay Suresh Tiwari and Mrs. Pratibha Suresh Tiwari in lieu of the allotment of a flat.By virtue of this transaction, both parties, Mr. Sanjay Suresh Tiwari and Mrs. Pratibha Suresh Tiwari, have expressly acknowledged and agreed that they shall have no claim whatsoever on the flat or any other entitlement under the said agreement, as the monetary consideration has been duly transferred and accepted.That deed effectively extinguishes any and all claims, rights, or interests of the above-named parties in relation to the flat.

4) Any other relevant title : Not Applicable

5) Litigations if any : No

**Note: This opinion is given up on the subject to the condition that any inaccuracy or omission from any deed or documents relating to the same property or any certified for examined copy of abstract of any deed or documents.**

**I have not carried out any personal Inspection of the said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property that M/s. Stellar properties through its Partners 1. Mr. Shyam Hanumant Wakadkar, 2. Mr. Gangadhar Ramesh Bhalekar informed that there are no court proceeding pending before any court of law in respect of the said property.**

Date: 25/12/2024

Advocate.

( Stamp )

